

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - NE/S Windsor Mill Road, 70' SE of the c/l of Featherbed Lane (6746 Windsor Mill Road) 2nd Election District 2nd Councilmanic District

• BEFORE THE  
• ZONING COMMISSIONER  
• OF BALTIMORE COUNTY  
• Case No. 89-382-SPHA

William Reincke, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the existing apartment building located on Proposed Lot 2 of the subject property as a nonconforming use, or by utilizing Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), even though it was first established as a contractors office, and a variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet for the existing dwelling on Proposed Lot 1, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Eddy J. Reincke, appeared, testified, and was represented by Philip J. Kotschenreuther, Esquire. Also appearing on behalf of the Petition was Denise Litza, a current tenant, and Herbert Malmud, a registered Professional Land Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 6746 Windsor Mill Road, consists of 39,049 sq.ft. zoned D.R. 5.5., and is improved with 2 two-story stucco buildings. Petitioners propose subdividing the property to create two lots. Proposed Lot 1 in the front of the subject property would retain one of the buildings consisting of 2 two bedroom units and 2 one bedroom units. Proposed Lot 2 would contain the other building, which currently contains 2 two bedroom units, 1 one bedroom unit, and 1 efficiency apartment. Proposed Lot 2 is the subject of

the Petition for Special Hearing and the proposed subdivision creates a deficient setback for the existing dwelling on Proposed Lot 1.

Petitioners testified that they purchased the subject property in 1971. At that time, the building on Proposed Lot 1 contained four apartments, and the building on Proposed Lot 2 contained two apartments on the second floor and the first floor was used for contractors equipment storage and office space. Mrs. Reincke testified that in 1976 they converted the building on Proposed Lot 2 to provide four apartments and ceased operation of the contractors equipment storage and office space. Testimony indicated the Petitioners believe such conversion meets the requirements of Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.). Petitioners are desirous of subdividing the property to create two separate lots and intend to sell Proposed Lot 2 with the improvements thereon.

Mr. Malmud testified that he is familiar with the property and has lived in the area since prior to the zoning regulations taking effect in January, 1945. Testimony indicated that the building on Proposed Lot 1 has always been used as four apartments and that the building on Proposed Lot 2 consisted of two apartments on the second floor and the contractors equipment storage area and office space on the first floor until Petitioners converted the building to four apartments in 1976.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

The Commissioners were first authorized to adopt comprehensive planning and zoning regulations in 1939 (Laws of Maryland, 1939, ch. 715). At the next biennial session of the General Assembly, this authorization was repealed, and a new authorization was enacted (Laws of Md.,

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1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Power, 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonconforming use shall terminate; provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once again the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955 which incorporated the changes to Section 104 from the amendment of 1953. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the

extent of seventy-five (75%) percent of its replacement cost, at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. (B.C.Z.R., 1955; Bill No. 18, 1976)"

On August 4, 1980, the current language found in Section 104.2 was added to the B.C.Z.R. by Bill No. 167-80. This regulation placed an exception upon the general nonconforming rule for Special Exception office buildings. The second reads as follows:

"Exception. Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception. (Bill No. 167, 1980)"

As with all nonconforming use cases, the first task is to determine what lawful use existed on the property prior to the use becoming nonconforming as a result of the adoption of the first zoning regulations on January 2, 1945, or subsequent regulation changes, or changes to the property's zoning classification which resulted in the existing uses becoming

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ing nonconforming.

It is clear that the building on Proposed Lot 2 existed as a two apartment building with a contractors equipment storage area and office space prior to January 1, 1945.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered a legal, non-conforming use. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

It is clear from the testimony that the building on Proposed Lot 2 was converted in 1976 to provide two additional apartment units on the first floor of the building and that the contractors equipment storage area and office space were removed from the premises. Clearly such change in use is different than its original use and thus, the conversion of said property must not be considered a legal, nonconforming use.

It should be noted that Petitioners submitted evidence which in fact supported a legal, nonconforming use of the subject property as a contractors equipment storage yard. Petitioner's Exhibit 5 documents that as a result of a zoning violation filed against the subject property in 1976, a hearing was held before the then Zoning Commissioner, S. Eric DiNenna, in which he ruled the subject property enjoyed a legal nonconforming use as a contractors equipment storage yard on March 5, 1976. However, as a result of the conversion, the Petitioners have lost the right to the property's legal nonconforming status as a contractors equipment stor-

age yard and all other commercial uses. Since the first floor of the building on Proposed Lot 2 was never used as a dwelling unit, its conversion to a multi-family dwelling unit does not represent a legal, nonconforming use.

Petitioners claim that Section 402 is applicable; however, Section 402 is applicable only to conversions of dwellings, and does not apply to former commercial buildings. Had the Petitioners limited the expansion to only the previously residentially used portions of the building, Section 402 could be utilized.

Section 402 must be read in a manner that provides plain meaning to the words of the statute. The intent of the language is clear that conversions of commercial property are not permitted under Section 402.

The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Legislature. Purifoy v. Merc-Safe Dep. & Trust, 273 Md. 58, 327 A.2d 403 (1974); Scoville Serv. Inc. v. Comptroller, 269 Md. 390, 306 A.2d 534 (1973); Height v. State, 225 Md. 251, 170 A.2d 212 (1961). Equally well-settled is the principle that statutes are to be construed reasonably with reference to the purpose to be accomplished. Walker v. Montgomery County, 244 Md. 98, 223 A.2d 181 (1966), and in light of the evils or mischief sought to be remedied, Mitchell v. State, 115 Md. 360, 80 A.2d 1020 (1911); in other words, every statutory enactment must be considered in its entirety, and in the context of the purpose underlying (its) enactment. Giant of Md. v. State's Attorney, 267 Md. 501 at 509, 298 A.2d 427, at 432 (1973). Of course, a statute should be construed according to the ordinary and natural import of its language, since it is the language of the statute which constitutes the primary source for determining the legislative intent. Grosvener v. Supervisor of Assess., 271 Md. 232, 315 A.2d 758 (1974); Height v. State, supra. Where there is no ambiguity or obscurity in the language of a statute, there is usually no need to look elsewhere to ascertain the intention of the Legislature. Purifoy v. Merc-Safe Deposit & Trust, supra. Thus, where statutory language is plain and free from ambiguity and expresses a definite and sensible meaning, courts are not at liberty to disregard the natural import of words with a view

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towards making the statute express an intention which is different from its plain meaning. Gatewood v. State, 244 Md. 609, 224 A.2d 677 (1966). On the other hand, as stated in Mazura v. State, 192 Md. 615, 623, 65 A.2d 299, 302 (1949), "[a]dherence to the meaning of words does not require or permit isolation of words from their context" (since) the meaning of the plainest words in a statute may be controlled by the context... In construing statutes, therefore, results that are unreasonable, illogical or inconsistent with common sense should be avoided whenever possible consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. B. F. Saul Co. v. West End Park, 250 Md. 707, 246 A.2d 591 (1968); Sanda v. Md. Board of Censors, 245 Md. 319, 226 A.2d 317 (1967); Height v. State, supra.

There is no evidence to support a conversion pursuant to Section 402. The two first floor apartments are therefore illegal nonconforming uses. In light of the clear purpose and intent of Section 402 and the fact that the subject property does not comply with the prerequisites set forth for a legal nonconforming use, appropriate relief must be fashioned for the first floor of the building. In the opinion of the Zoning Commissioner, the two apartment units on the second floor should be permitted as a legal nonconforming use and as dwelling units consistent with the D.R. 5.5 zoning. The nonconforming use for the contractor's equipment storage yard and the commercial uses have all ceased and no further commercial uses inconsistent with those contained in the current B.C.Z.R. for the D.R. 5.5 zones may be permitted.

The issue that arises is to what legitimate use may the first floor of the building be placed, and whether or not the conversion of the first floor to a residential use will be permitted.

The purpose of the conversion concept as set forth in Section 402 is to allow appropriate re-use of large dwellings in the residential zones. In this instance, the first floor residential use is not permitted

within the D.R. 5.5 density requirements. Therefore, another avenue must be explored which may permit some re-use of the first floor.

The structure on Proposed Lot 2 has been used as a residential property for many years in conjunction with its commercial activities. This property was converted to four dwelling units after 1976 and the commercial activities on the property ceased. It is only logical to require that the property now be used for only residential purposes. The structure would comply with the requirements of Section 402 for a conversion to multi-family use under the strict requirements for lot area, setback, and other requirements as set forth in Section 402. In the opinion of the Zoning Commissioner, the subject building has been converted to a residential use and such use is preferable to the previously existing nonconforming use as a contractor's equipment storage yard. The first floor must be used for residential purposes; however, Petitioner is not entitled to four (4) units. Actually, the Petitioner is only entitled to two (2) units; however, in light of the Petitioner's request pursuant to Section 402, and the desirability of the first floor being used residentially, the first floor should be permitted for use as one additional apartment.

Zoning Commissioner Policy RM-4 would prevent full conversion of this building pursuant to Section 402 until May 1992. This Policy establishes benchmarks to test good faith conversions and compliance with the spirit and intent of the B.C.Z.R. Conversions shall only be conducted when in full compliance with the letter of the law and the spirit and intent of the regulations. This building simply is not in compliance and shall not be permitted to full conversion to four (4) apartment units.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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his property. McLean v. Soley, 270 Md. 206 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special hearing, as hereinafter modified, and the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of May, 1989 that two apartments on the second floor and one apartment on the first floor of the existing apartment building located on Proposed Lot 2 of the subject property be approved as a nonconforming use, subject to application for a use permit in accordance with the conversion table set forth in Section 402 of the B.C.Z.R.; and,

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IT IS FURTHER ORDERED that a variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet for the existing dwelling on Proposed Lot 1, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Contractor's Storage Yard and all commercial activities on Proposed Lot 2 of the subject property shall be strictly prohibited.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.
- 3) The subject property shall be used as three (3) apartments only until May 1992 at which time Petitioners may be permitted to convert said property to four (4) apartment units in accordance with Zoning Commissioner Policy R.M.-4, subject to the Petitioners and/or future owner(s) making application for a use permit for this purpose.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order. Petitioners shall so advise any future purchasers of the subject property of this right to inspect; and

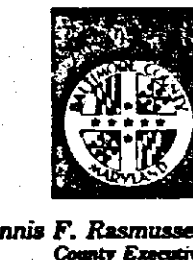
IT IS FURTHER ORDERED that the first floor, which was first established as a contractors office, has lost its status as a legal nonconforming use for this purpose and shall cease to be used as such.

JRH:bjs

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Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

May 11, 1989



Philip J. Kotschenreuther, Esquire  
Feddor and Garten Professional Association  
36 S. Charles Street, Suite 2300  
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE  
NE/S Windsor Mill Road, 70' SE of the c/l of Featherbed Lane  
(6746 Windsor Mill Road)  
2nd Election District - 2nd Councilmanic District  
William Reincke, et ux - Petitioners  
Case No. 89-382-SPHA

Dear Mr. Kotschenreuther:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mr. Herbert Malmud  
100 Church Lane, Baltimore, Md. 21208

People's Counsel

File

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section See Attachment A which is a part of this Petition

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attachment A which is a part of this Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
William Reincke  
(Type or Print Name)  
Signature  
Betty Reincke  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
Feddor and Garten Professional Association  
Philip J. Kotschenreuther  
(Type or Print Name)  
Signature  
36 S. Charles Street, Suite 2300  
Baltimore, Maryland 21201  
City and State  
Attorney's Telephone No.: 539-2800

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Philip J. Kotschenreuther, Attorney  
Feddor and Garten Professional Association  
36 S. Charles Street, Suite 2300  
Baltimore, MD 21201  
Address Balto., MD 21201  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12<sup>th</sup> day of May, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17<sup>th</sup> day of March, 1989, at 11 o'clock  
A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1/2 HR.  
AVAILABLE FOR HEARING  
NOR. / RECD. / WED. - NEXT TWO MONTHS  
ALL OTHER  
RECEIVED BY: 2/2/90 DATE 1/18/89

## Attachment A Zoning Variance for Proposed Lot 1 at 6746 Windsor Mill Road

### Variance Requested

Variance from the following Baltimore County Zoning Code Section is requested:

1. Section 1802.3 C.1. to permit a rear yard set back of 19 feet in lieu of the required 30 feet.

### Reasons for Variance

The above variance is requested for the following reasons:

1. The property owner seeks to cure an existing non-compliance with zoning regulations by subdividing an existing 39,049 square foot lot containing two (2) residential apartment buildings into two (2) lots, each of which lots would support one (1) of such existing buildings. Providing for the rear yard set back required by the zoning regulations is not possible due to the present location of such existing buildings at 6746 Windsor Mill Road relative to a proposed lot line. Strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship and might require demolition of one (1) of such existing buildings.

2. Granting the variance requested herein would not violate the spirit and intent of Baltimore County's area regulations.

H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208  
TELEPHONE (301) 653-9511

DESCRIPTION FOR ZONING VARIANCE  
AND SPECIAL HEARING  
6746 WINDSOR MILL ROAD  
2ND ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the centerline of Windsor Mill Road at a distance of 300 feet southeasterly from the corner formed by the intersection of the east side Read Street projected southwesterly to the centerline of Windsor Mill Road, thence binding on the center of Windsor Mill Road:

- (1) South 40 20' East 122.7 feet, thence leaving Windsor Mill Road and run the three (3) following courses and distances:
- (2) North 47 15' East 254.8 feet;
- (3) North 25 30' West 149.34 feet;
- (4) South 47 15' West 293.0 feet to the place of beginning.

Containing 0.90 of an acre of land, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE

October 27, 1988

FILE: Reincke Desc Disk 15

## PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve that Section 402 can be applied to the currently existing apartment building located on proposed Lot 2 at 6746 Windsor Mill Road even though it was first established as a contractor's office.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
William Reincke  
(Type or Print Name)  
Signature  
Betty Reincke  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
Feddor and Garten Professional Association  
Philip J. Kotschenreuther  
(Type or Print Name)  
Signature  
36 S. Charles Street, Suite 2300  
Baltimore, Maryland 21201  
City and State  
Attorney's Telephone No.: 539-2800

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Philip J. Kotschenreuther, Attorney  
Feddor and Garten Professional Association  
36 S. Charles Street, Suite 2300  
Baltimore, MD 21201  
Address Balto., MD 21201  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12<sup>th</sup> day of Feb, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17<sup>th</sup> day of March, 1989, at 11 o'clock  
A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

ZCO-No. 1

(over)

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 2-27-89

Posted for: Special Hearing and Variance

Petitioner: William Reincke et ux

Location of property: NE side of Windsor Mill Road, 70' E.E. of the c/l of Featherbed Lane (6746 Windsor Mill Road)

Location of Sign: Corner front of 6746 Windsor Mill Road

Remarks:

Posted by: J. Robert Haines Date of return: 3-3-89

Number of Signs: 2

## CERTIFICATE OF PUBLICATION

TOWSON, MD., March 7, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper, printed and published in Towson, Baltimore County, Md., appearing on March 2, 1989.

THE JEFFERSONIAN,

S. Zebe  
Publisher

PO 10436  
reg 1127054  
price \$43.34



**LEGAL NOTICE**

**Singles**

Notice is hereby given that the undersigned, J. Robert Haines, Zoning Commissioner of Baltimore County, has received and accepted for filing this 18th day of January, 1989, a petition for Special Hearing and Zoning Variance, filed by William Reincke, et ux, for the property located at 6746 Windsor Mill Road, 70' SE c/l Featherbed Lane, 2nd Election District - 2nd Councilmanic, Petitioner(s): William Reincke, et ux. HEARING: FRIDAY, MARCH 17, 1989 at 11:00 a.m.

BY ORDER OF  
J. ROBERT HAINES  
Zoning Commissioner

**CERTIFICATE OF PUBLICATION**

Pikesville, Md., March 1, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of March, 1989 the first publication appearing on the 1st day of March, 1989 the second publication appearing on the day of March, 1989 the third publication appearing on the day of March, 1989

THE NORTHWEST STAR  
Manager J. R. Sub

Cost of Advertisement \$18-

**Tracking System**  
Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning

Receipt FEE  
Date 18/01/89 Number 05184204 TYPE 01 Identification Number 01-61520231207 Council Dist. 02 Election Dist. 02 Zip Code 21207

Petitioner: Reincke William (First) (Middle Initial) (Last)

Property Address: 6746 Windsor Mill Road (Number) (Street)

**MISCELLANEOUS CASH RECEIPT**  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING & ZONING  
RECEIVED AS BALANCE NO. 89-382-SPHA

**89-382-SPHA**  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18th day of January, 1989.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner William Reincke, et ux Received by: James E. Dyer  
Petitioner's Attorney Philip J. Kotschenreuther Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING & ZONING  
MISCELLANEOUS CASH RECEIPT

DATE 3/17/89 ACCOUNT P-01-615-000 No. 7479

AMOUNT \$ 91.34

RECEIVED FROM Dennis Litman (Wm. Reincke)

FOR P.A. 3-17-89 hearing 89-382-SPHA

8 015\*\*\*\*\*312418 3174F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 3-8-89

Mr. & Mrs. William Reincke  
2010 Royal Garden Drive  
Baltimore, Maryland 21207

Re: Petitions for Special Hearing and Zoning Variance  
CASE NUMBER: 89-382-SPHA  
1/2 Windsor Mill Road, 70' SE c/l Featherbed Lane  
6746 Windsor Mill Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): William Reincke, et ux  
HEARING: FRIDAY, MARCH 17, 1989 at 11:00 a.m.

Dear Mr. & Mrs. Reincke:

Please be advised that \$91.34 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

**THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.**

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

JRH:gs  
cc: Philip J. Kotschenreuther, Esq.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

February 22, 1989

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing and Zoning Variance  
CASE NUMBER: 89-382-SPHA  
1/2 Windsor Mill Road, 70' SE c/l Featherbed Lane  
6746 Windsor Mill Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): William Reincke, et ux  
HEARING: FRIDAY, MARCH 17, 1989 at 11:00 a.m.

Special Hearings: That Section 402 can be applied to the currently existing apartment building located on proposed lot 2 at 6746 Windsor Mill Road even though it was first established as a contractor's office. Variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: William Reincke, et ux  
Philip J. Kotschenreuther, Esq.  
File

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 6, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Philip J. Kotschenreuther, Esquire  
Fедder And Gerten Professional Association  
36 S. Charles Street, Suite 2300  
Baltimore, MD 21201

RE: Item No. 301, Case No. 89-382-SPHA  
Petitioner: William Reincke, et ux  
Petition for Special Hearing and Zoning Variance

Dear Mr. Kotschenreuther:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

cc: Mr. & Mrs. William Reincke  
2010 Royal Garden Drive  
Baltimore, MD 21207



Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 405  
Towson, Maryland 21204  
494-3554

March 1, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines,  
The Bureau of Traffic Engineering has no comments for items number 275, 299, 300, 301, 302, 303, 304, 305, 306, 307, & 308.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lab

RECEIVED  
MAR 3 1989

ZONING OFFICE

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4000

Paul H. Reincke  
Chief

February 14, 1989

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: William Reincke  
Location: NE/S of Windsor Mill Road, 70' SE of the c/southwest Rasmussen  
line of Featherbed Lane.  
Item No.: 301 Zoning Agenda Meeting of January 31, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be considered or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVISOR: *Paul H. Reincke* 2-15-89  
Planning Section  
Special Inspection Division

NOTED & APPROVED: *Paul H. Reincke*  
Fire Prevention Bureau

/s/

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

J. Robert Haines  
TO: Zoning Commissioner Date: March 14, 1989  
Pat Keller, Deputy Director  
FROM: Office of Planning and Zoning  
William Reincke  
SUBJECT: Zoning Petition No. 89-382-SPHA

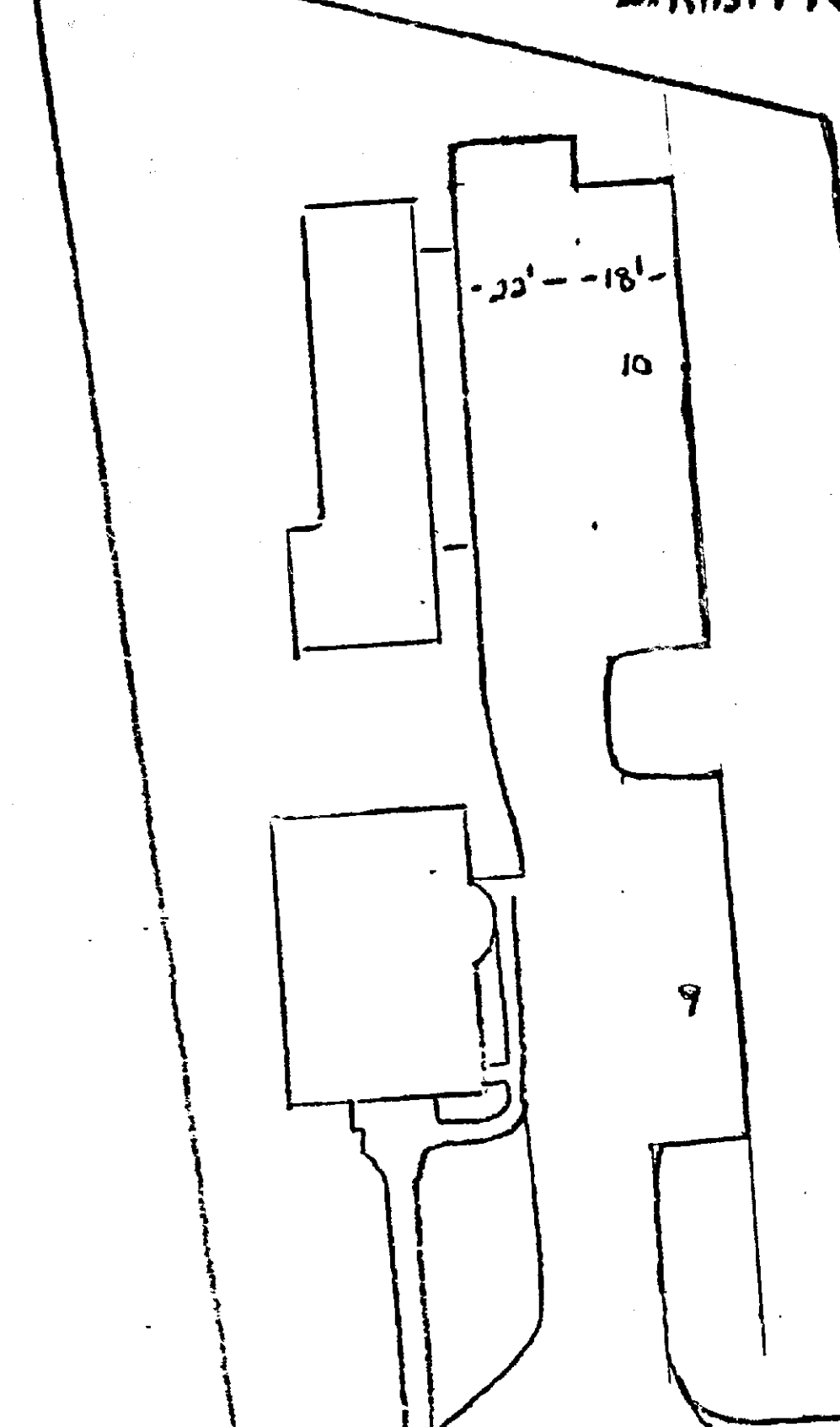
The Office of Planning and Zoning has no objection to the above zoning petition. However, if approved:

- \* A landscape plan emphasizing streetscape and buffer planting between adjacent DR-5.5 property shall be reviewed and approved by the County Landscape Planner.
- \* The site plan shall be revised as submitted by staff (Attachment A) to allow for better ingress and egress, improved parking lot layout and increased buffer areas.

FL/sf

Attachment

Staff Exhibit A



DATE: 8-1-89  
FROM THE DESK OF J. ROBERT HAINES  
TO: Ann Mastarowicz  
James E. Dyer  
W. Carl Richards  
James H. Thompson  
See me immediately  
Discuss with me  
Prepare draft response  
Please follow up  
Collect \$20.00 fee  
Please handle  
Please attend meeting  
Prepare written report  
Please file  
Set up conference  
Other

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 897-3553  
J. Robert Haines  
Zoning Commissioner

DUPLICATE

July 10, 1989

Philip J. Kotschenreuther, Esquire  
Feddor and Garten  
36 South Charles Street  
2300 Charles Center South  
Baltimore, Maryland 21201

RE: Petition for Special Hearing and Variance  
Case #89-382-SPHA  
William Reincke, et ux - Petitioners

Dear Mr. Kotschenreuther:

I am in receipt of a copy of your letter dated July 7, 1989 regarding the above captioned case. You have asked for an extension of time for the execution and filing of a Deed that was recited in my Order.

Please be advised that I will allow you an extension of thirty (30) days to complete the matter.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

JRH:mmm

*John Place in file book 7.*

FEDDER AND GARTEN  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
36 SOUTH CHARLES STREET  
2300 CHARLES CENTER SOUTH  
BALTIMORE, MARYLAND 21201

AREA CODE 301  
539-2800  
OFFICE OF MORRIS FEDDER 8928-64

FAX  
301-659-0543  
CABLE "FEDGAR"

July 7, 1989

### HAND DELIVERY

Mr. J. Robert Haines  
Zoning Commissioner for Baltimore County  
Office of Planning and Zoning  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 89-382-SPHA  
William Reincke, et ux - Petitioners

Dear Commissioner Haines:

Your Order in the above captioned case requires the Petitioner to record among the Land Records of Baltimore County a Deed reciting your Order in such case within sixty (60) days of such Order. This sixty (60) day period will expire next week and I have been advised by Mrs. Betty Reincke that her husband, William, was unexpectedly called to Virginia by his employer. Mrs. Reincke is uncertain when her husband will return from Virginia.

On behalf of Mr. and Mrs. William Reincke, I respectfully request a ten (10) day extension of the sixty (60) day period to obtain Mr. Reincke's execution of the subject Deed.

Thank you for your consideration of this request.

Very truly yours,  
*Philip J. Kotschenreuther*  
Philip J. Kotschenreuther

PJK/tlf  
cc: Mr. and Mrs. William Reincke

FEDDER AND GARTEN  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
36 SOUTH CHARLES STREET  
2300 CHARLES CENTER SOUTH  
BALTIMORE, MARYLAND 21201

AREA CODE 301  
539-2800  
OFFICE OF MORRIS FEDDER 8928-64

FAX  
301-659-0543  
CABLE "FEDGAR"

August 8, 1989

The Honorable Mr. J. Robert Haines  
Zoning Commissioner  
Baltimore County  
Office of Planning & Zoning  
Towson, Maryland 21204

Re: Petition for Special Hearing  
and Variance  
Case #89-382-SPHA (FILE)  
William Reincke, et ux - Petitioners

Dear Mr. Commissioner:

Please find enclosed a copy of the Recording Receipt and the Deed of Conditions and Restrictions that was recorded among the Land Records of Baltimore County.

Thank you for your understanding and cooperation in this matter.

Very truly yours,  
*Philip J. Kotschenreuther*  
Philip J. Kotschenreuther

PJK/dlj  
Enclosures

RECEIVED  
AUG 10 1989  
ZONING OFFICE

SUZANNE MENSCH  
CLERK OF CIRCUIT CT.  
FOR BALTIMORE COUNTY  
RECD AND RECORDED  
08/08/89

C RC/F 14.00  
SM CLERK 14.00  
CHECK TL 14.00

1989 RECEIPT  
#26319 C001 P02 T09-28



# DEED OF CONDITIONS AND RESTRICTIONS

THIS DEED is made this August 3<sup>rd</sup>, 1989 by WILLIAM A. REINCKE and BETTY J. REINCKE (the "Reinckes") pursuant to an Order by the Zoning Commissioner of Baltimore County.

WHEREAS, the Reinckes own a tract of land located in Baltimore County, Maryland (the "Property") described in Exhibit A attached hereto and made a part hereof;

WHEREAS, it was ordered by the Zoning Commissioner for Baltimore County in Case No. 89-382-SPHA that the Reinckes record among the Land Records of Baltimore County a Deed incorporating the restrictions and conditions set forth in such case; and

WHEREAS, pursuant to such Order of the Zoning Commissioner of Baltimore County the Reinckes desire to subject the Property to the conditions and restrictions set forth in such Order

NOW, THEREFORE, his Deed witnesseth that the Reinckes hereby declare that the Property shall be held, sold and conveyed subject to the restrictions and conditions set forth in the Order by the Zoning Commissioner in Case No. 89-382-SPHA before the Zoning Commissioner of Baltimore County, including, but not limited to the following conditions and restrictions:

1. The contractor's storage yard and all commercial activities on proposed Lot 2 of the Property shall be strictly prohibited.
2. The Property shall be used as three (3) apartments only until May, 1992 at which time the Reinckes may be permitted to convert the Property to four (4) apartment units in accordance with Zoning Commissioner Policy R.M.-4, subject to the Reinckes and/or future owners making application for a use permit for this purpose.
3. Upon request and reasonable notice, the Reinckes and/or future owners of the Property shall permit a representative of the Zoning Enforcement Division of Baltimore County to make an inspection of the Property to ensure compliance with the Order in the above referenced case. The Reinckes and/or future owners of the Property shall advise any future purchasers of the Property of this right to inspect.

WITNESS the due execution of this Deed of Conditions and Restrictions by the Reinckes.

WITNESS:

Carol L. Brummett (SEAL)  
WILLIAM A. REINCKE

Carol L. Brummett (SEAL)  
BETTY J. REINCKE

STATE OF MARYLAND  
CITY/COUNTY OF

I HEREBY CERTIFY, that on August 3<sup>rd</sup>, 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM A. REINCKE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

My Commission Expires  
July 6, 1990

STATE OF MARYLAND  
CITY/COUNTY OF

I HEREBY CERTIFY, that on August 3<sup>rd</sup>, 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared BETTY J. REINCKE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

My Commission Expires  
July 1, 1990

## EXHIBIT "A"

BEGINNING for the same in the center of the Windsor Mill Road at the end of the third or north 40 degrees 20 minutes west 390 foot line of the lot which by deed bearing date January 20, 1915 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 440 folio 525, etc., was conveyed by Elizabeth H. Euler to George E. Euler, and running thence with the fourth line thereof north 44 degrees 05 minutes east 237-4/10 feet to a stone at the end thereof, thence with and bounding on the first, second and third lines of the whole tract secondly described in the deed from John Behle and wife to Henry Younger bearing date November 4th, 1836, and recorded among the said Land Records (now City) in Liber T.E. No. 265 folio 26, etc., north 25-1/2 degrees west 237-4/10 feet to a stone, south 44 degrees 05 minutes west being parallel with the first line of the lot now being described, 303-1/10 feet to the center of the said Windsor Mill Road, and thence with the center of said Road, south 40 degrees 20 minutes east 226-4/10 feet more or less, to the place of beginning. Containing 1-4/10 acres of land more or less. The improvements thereon being known as No. 6746 Windsor Mill Road.

SAVING AND EXCEPTING from the above described parcel of ground all those three lots or parcels of ground which are described in the two following deeds, viz:

- (1) Deed dated August 27, 1926 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 637 folio 62, etc., from James F. Younger and Clara V. Younger, his wife, and Walter C. Riddle and Nina B. Riddle, his wife, unto William Truman Sauter.
  - (2) Deed dated May 11, 1936 and recorded among the aforesaid Land Records in Liber C.L.B. No. 2927 folio 136, etc., from Walter C. Riddle and Nina B. Riddle, his wife, and Clara V. Younger, widow, unto William Webster Sauter and Sara A. Sauter, his wife.
- BEING that same lot of ground conveyed by a Deed dated October 10, 1974 and recorded among the Land Records of Baltimore County in Liber 5483, folio 828 to the within Grantors.

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

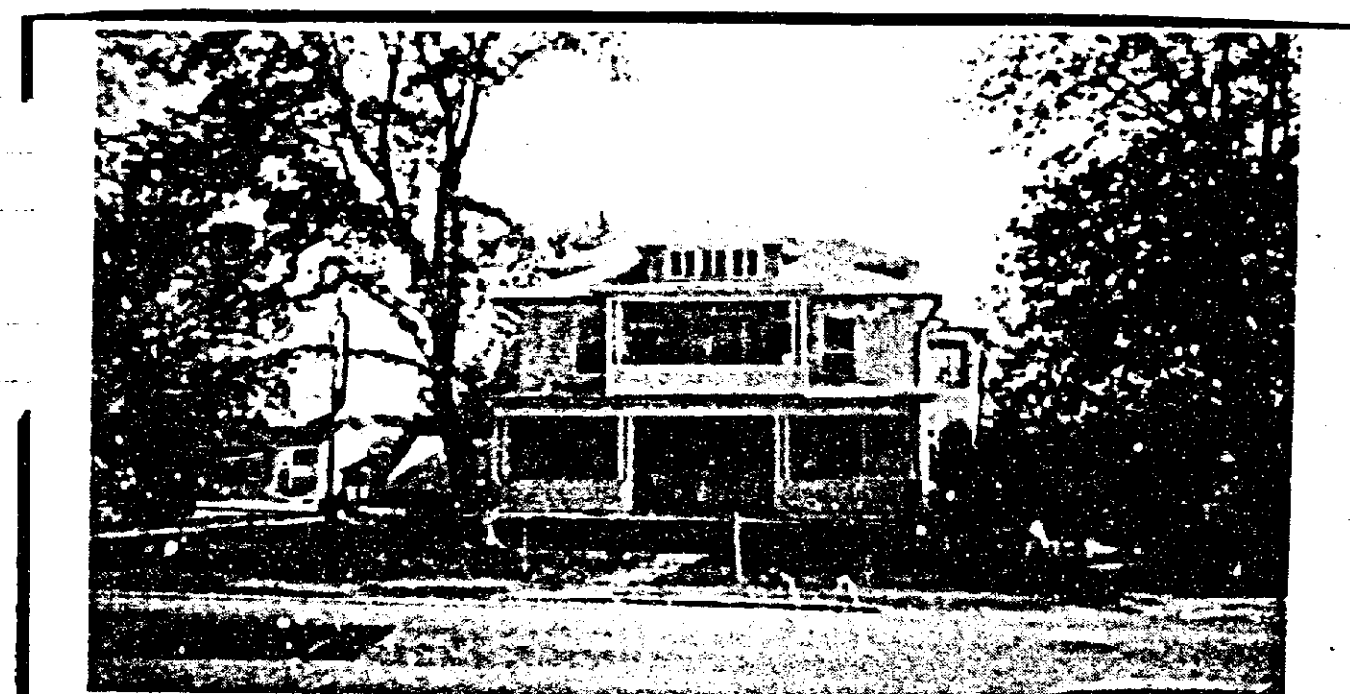
NAME	ADDRESS
PHILIP G. KOTSCHELOFF	2300 CHARLES CENTER SWTH
BETTY J. REINCKE	7342B MD. 21201
Betty J. Reincke	2001 Royal Carden Dr. 21207
Derise Litzau	6746 Windsor Mill Rd. 21207
HERBERT MALMUD	100 CHURCH LANE 21208



A



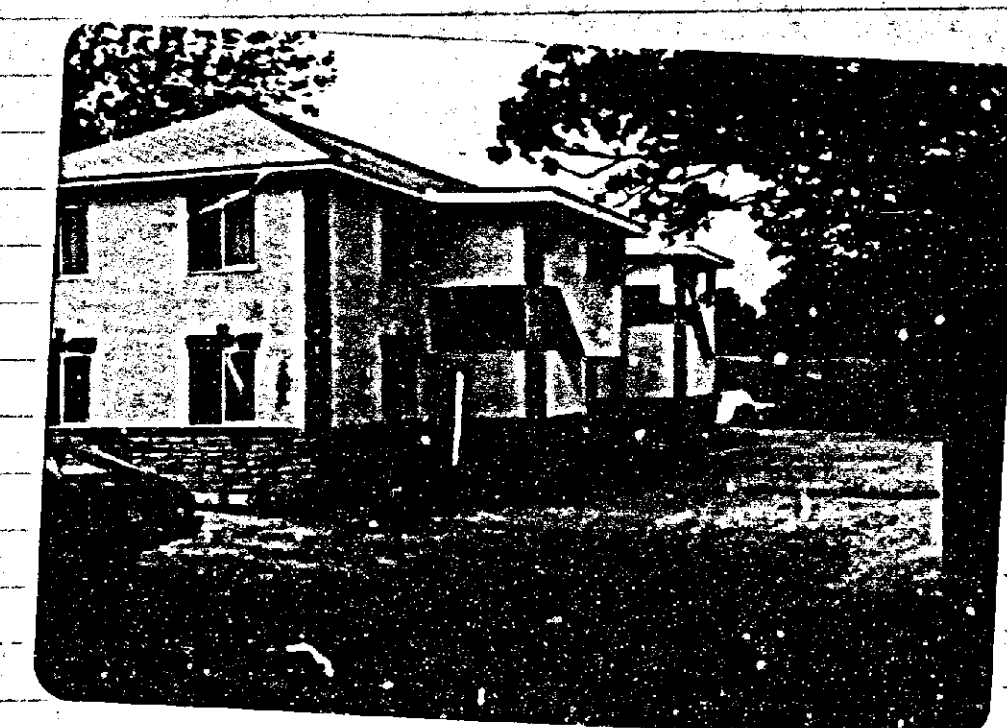
B



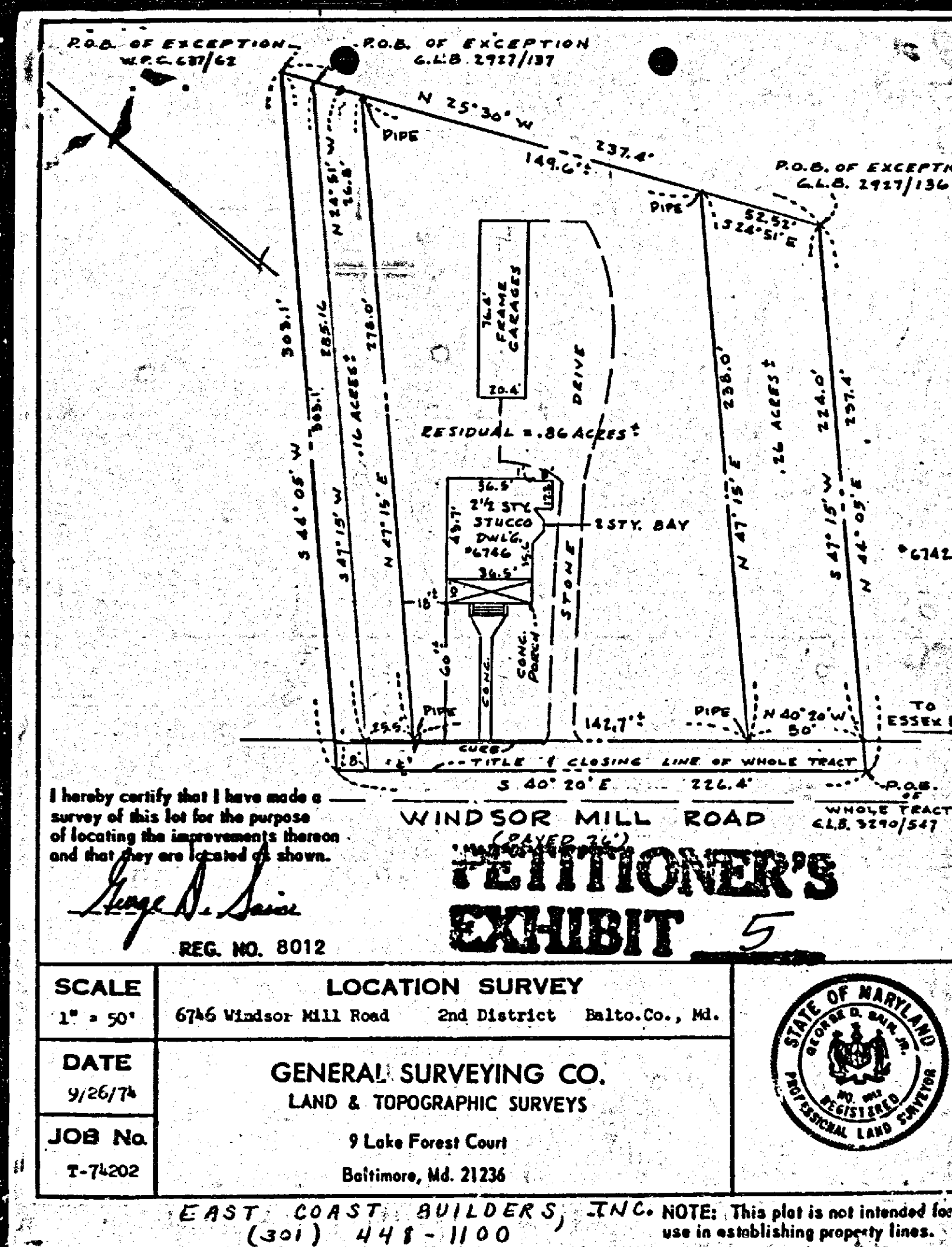
C



A



B



BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
76-10-Y, G-75-377

A complaint has been filed with the Zoning Office concerning an alleged violation of the Baltimore County Zoning Regulations on property at the location.

The following Baltimore County Zoning Regulations are involved:

Section 102.1 - "No land shall be used or occupied and no building or structure shall be erected, altered, located, or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use."

Section 104.1 - "A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75) per cent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

It is the finding of the Zoning Commissioner that a nonconforming use, as shown on the attached plat, exists for a contractor's equipment storage yard.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1<sup>st</sup> day of March, 1976, that a nonconforming use, as shown on the attached plat, does exist, subject to the following:

PETITIONER'S  
EXHIBIT 4



**PERMIT**  
THIS PERMIT MUST BE POSTED

A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

6746 WINDSOR MILL ROAD  
REINCKE, WM. E. AND B. J.  
6746 WINDSOR MILL RD., BALTO., MD. 21207  
EAST COAST BUILDERS, INC.  
EAST COAST BUILDERS, INC., 674 WINDSOR MILL RD., 21207  
DAVID NOEL SIMON, 6107 MADAWASKA BETH, 20016  
N/A  
N/S WINDSOR MILL ROAD OPP. FEATHERBED LANE

DATE ISSUED: 2/10/76  
PERMIT NUMBER: 78061  
C-260-76 2 4

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

A. TYPE OF IMPROVEMENT  
NEW BUILDING CONSTRUCTION  
ALTERATION TO EXISTING BUILDING  
NEW PARTY WALLS, DROP CEILING, NEW WINDOWS AND DOORS. TO BE USED AS OFFICE AND STORAGE. SEE APPROVED PLAN IN VIOLATION FILE-76-10. OK TO FILE WITH SEWER LETTER-D.C.M. 3-10-76. REFER TO LETTER IN FOLDER.

C. TYPE OF USE  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL  
OFFICE, BANK, PROFESSIONAL  
PUBLIC UTILITY  
SCHOOL, COLLEGE, OTHER EDUCATIONAL  
STORE  
MERCANTILE  
RESTAURANT  
OTHER

OWNERSHIP  
PRIVATELY OWNED  
PUBLICLY OWNED

ESTIMATED COST OF WORK  
\$5,000

PERMIT FEES  
\$100.00

REMARKS  
REAR BUILDING CONSTRUCTION. 24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS EXCEPT OCCUPANCY WHICH REQUIRES 48 HOUR NOTICE. PHONE 194-3953.  
The first of three inspections shall be called for as soon as the structure for foundations are completed. Also a slab inspection will be required before pouring slab.  
The second inspection shall be called for when the foundation has been waterproofed, before backfilling.  
The third inspection shall be called for when the structural members are in place, but before covering same with brick or plaster, or other covering, or installing of insulation.  
Final inspection shall be called for before occupancy is begun.  
Limitation: Occupancy shall be called for one year after the date of issue.

BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDINGS ENGINEER  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

6746 Windsor Mill Rd. 21207

East Coast Builders, Inc.

6746 Windsor Mill Rd. 21207

3/16/76

First floor - offices  
Second floor - apartments

PETITIONER'S EXHIBIT 7

THIS IS YOUR RECEIPT - ALWAYS USE ELECTRICAL PERMIT NUMBER WHEN CALLING ABOUT A JOB

TO WHOM IT MAY CONCERN:

Re: 6746 Windsor Mill Road  
Baltimore, Maryland 21207  
Zoning Hearing: Case #89-382-SFHA

I/we have no objections to maintaining the rear building at 6746 Windsor Mill Road, Baltimore, Maryland 21207 as apartments containing the same number and size as at the present time.

Date: 2/28/89  
Signed: Windsor Neighborhood Assoc.  
2899 Kona Rd.  
Baltimore, Md. 21207  
944-6563  
22 years at present location

PETITIONER'S EXHIBIT 8A

TO WHOM IT MAY CONCERN:

Re: 6746 Windsor Mill Road  
Baltimore, Maryland 21207  
Zoning Hearing: Case #89-382-SFHA

I/we have no objections to maintaining the rear building at 6746 Windsor Mill Road, Baltimore, Maryland 21207 as apartments containing the same number and size as at the present time.

Date: 3/3/89  
Signed: William L. Patterson  
William L. Patterson  
Baltimore, Maryland  
Phone #  
years at present location

PETITIONER'S EXHIBIT 8B

TO WHOM IT MAY CONCERN:

Re: 6746 Windsor Mill Road  
Baltimore, Maryland 21207  
Zoning Hearing: Case #89-382-SFHA

I/we have no objection to maintaining the rear building at 6746 Windsor Mill Road, Baltimore, Maryland 21207 as apartments containing the same number and size as at the present time.

Date: 2-28-89  
Signed: Henry L. Murphy - zoning officer  
Windsor Neighborhood Assoc.  
6800 Windsor Mill Road

PETITIONER'S EXHIBIT 8C

TO WHOM IT MAY CONCERN:

Re: 6746 Windsor Mill Road  
Baltimore, Maryland 21207  
Zoning Hearing: Case #89-382-SFHA

I/we have no objection to maintaining the rear building at 6746 Windsor Mill Road, Baltimore, Maryland 21207 as apartments containing the same number and size as at the present time.

Date: 2/21/89  
Signed: Lorraine G. Eulow  
6746 Windsor Mill Rd. Balto., Md. 21207  
41 years

PETITIONER'S EXHIBIT 8D

TO WHOM IT MAY CONCERN:

Re: 6746 Windsor Mill Road  
Baltimore, Maryland 21207  
Zoning Hearing: Case #89-382-SFHA

I/we have no objection to maintaining the rear building at 6746 Windsor Mill Road, Baltimore, Maryland 21207 as apartments containing the same number and size as at the present time.

Date: 2/27/89  
Signed: John F. Chesley

6742 Windsor Mill Road  
Owned over 30 years.

PETITIONER'S EXHIBIT 8E

TO WHOM IT MAY CONCERN:

Re: 6746 Windsor Mill Road  
Baltimore, Maryland 21207  
Zoning Hearing: Case #89-382-SFHA

I/we have no objection to maintaining the rear building at 6746 Windsor Mill Road, Baltimore, Maryland 21207 as apartments containing the same number and size as at the present time.

Date: Feb. 27, 1989  
Signed: Mrs. Vernon L. Pico

6740 Windsor Mill Rd.  
Baltimore, MD. 21207  
Have resided here for 34 years.

PETITIONER'S EXHIBIT 8F



prepared by:  
H. KALMUD & ASSOCIATES, INC.  
100 Church Lane  
Baltimore, Maryland 21208  
Telephone (301) 653-9511